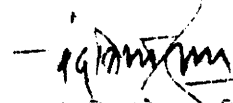


विकास योजना - कोल्हापूर  
विकास नियंत्रण नियमावली  
महाराष्ट्र प्रादेशिक व नगर रचना  
अधिनियम, १९६६ चे कलम-२७(१अज)  
अन्वये नोटीस.  
औद्योगिक विभागात रहिवासी वाणिज्य बापर  
अनुज्ञेय करण्याबाबत.

महाराष्ट्र शासन  
नगर विकास विभाग,  
मंत्रालय, मुंबई - ४०० ०३२.  
शासन निर्णय क्रमांक- टिपीएस-२१०८/१९१४/प्र क्र.१३८१/०८/नवि-१३  
दिनांक :- १२.०९.२००८

शासन निर्णय :- सांबतची शासकीय सूचना महाराष्ट्र शासन राजपत्रा मध्ये प्रसिद्ध करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार य नोंवते.

  
(नंदकिशोर पोटील)  
अवर सचिव, महाराष्ट्र शासन.

प्रति,

विभागीय आयुक्त, पुणे विभाग, पुणे.  
संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.  
जिल्हाधिकारी, कोल्हापूर.  
आयुक्त, कोल्हापूर महानगरपालिका, पुणे.  
उपसंचालक नगर रचना, पुणे विभाग, पुणे.-  
सहाय्यक संचालक नगर रचना, कोल्हापूर शाखा, कोल्हापूर.  
व्यवस्थापक, येरवडा कारागृह मंडळालय, पुणे.

(त्यांना विनंती करण्यात येते की, सांबतची शासकीय सूचना महाराष्ट्र शासनाच्या राजपत्राच्या भाग-  
१, पुणे विभाग, पुणे पुरवणी भाग-१ मध्ये प्रसिद्ध केल्यानंतर त्याच्या प्रत्येकी ५ प्रती या विभागास, संचालक  
नगर रचना, महाराष्ट्र राज्य, पुणे, उपसंचालक नगर रचना, पुणे विभाग, पुणे, आयुक्त कोल्हापूर  
महानगरपालिका, कोल्हापूर, सहाय्यक संचालक नगर रचना, पुणे शाखा, पुणे यांना पाठवाव्यात)  
✓ कक्षा अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सदर सूचना शासनाच्या वेबसाईटवर प्रसिद्ध करावी.  
निवडनसती (नवि-१३)

Maharashtra Regional & Town  
Planning Act, 1966.  
Notice under section 37 (1AA) of  
Modification to Development  
Control Regulation for Kolhapur  
Municipal Corporation.

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GOVERNMENT OF MAHARASHTRA  
Urban Development Department,  
Mantralaya, Mumbai 400 032.  
Dated - 12.09.2008

NOTICE

No.TPS-2108/1914/CR-1381/08/UD-13

Whereas, the Development Control Regulations of Kolhapur Municipal Corporation (hereinafter referred to as "the said Regulations") have been sanctioned by Government vide Urban Development Department, Notification No. TPS-2192/2368/CR-135/92/UD-13, dated 15.11.1999 under section 31(1) of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act");

And whereas, there are existing industries in Municipal Corporation area which are not running at present and various requests from applicant to allow to develop the land for the Residential purpose are being received. There is no provision in the sanctioned development control regulations to allow such development;

And whereas, Government has carefully examined the provisions of D.C.Rules of Municipal Corporation and is of the opinion that such development shall be allowed and for that purpose found it expedient in the public interest to modify the existing regulations. Govt. also founds that it is expedient to take recourse to the provisions contained in the section 37(1AA) of the said Act;

Now, therefore, in accordance with the provisions contained in section 37(1AA) of the said Act, Govt. hereby publishes this notice for inviting suggestions and objections regarding the proposed modification to the existing regulations which is given in Schedule-A appended herewith (hereinafter referred to as "the said proposed modification") from the public with reasons thereof within 30(thirty) days from the date of publication of the notice in Maharashtra Government Gazette. The suggestions and objections shall be addressed to the Dy. Commr. Town Planning, Pune Division, Pune, having his office at S.No.74/2, Sahakar Nagar, Above Bank of Maharashtra, Pune, who is hereby appointed as an officer

under section 162 of the said Act and authorised to hear the suggestions and objections which may be received within the aforesaid stipulated period and submit his report to Government. The suggestions and objections received within the aforesaid stipulated period will only be considered by Government.

Note :

A. A copy of the proposed modification i.e. Schedule-A is kept open for inspection by the general public in the offices of the following officers on all working days during working hours.

1. Dy. Director of Town Planning, Pune Division, Pune, S.No.74/2, Sahakar Nagar, Above Bank of Maharashtra, Pune-9.
2. The Municipal Commissioner, Kolhapur Municipal Corporation, Pimpri.

B. This notice is also available on Govt. web site at [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)

By order and in the name of the Governor of Maharashtra,



(Nandkishor Patil)

Under Secretary to Government.

## **SCHEDULE-A**

(Accompaniment to notice No.TPS-2108/1914/CR-1381/08/UD-13)

### **Proposed Modification**

**Modification No.1 :- New provision is proposed to be added as follows:-**

M.6.1(v) Notwithstanding anything contained above.

- a) With the previous approval of Commissioner and on such conditions as deemed appropriate by him, the existing or newly built-up area of unit, in the industrial zone may be permitted to be utilised for an officer or commercial purposes.
- b) With the previous approval of the Commissioner, any open land or lands or industrial lands in the Industrial Zone. May be permitted to be utilised for any of the permissible users in the Residential zone (R-1 zone) or the Residential zone with shop line (R-2 Zone) or for those in the commercial zone (C1 & C2 Zone) subject to the following:-
- c) The conversion of Industrial Zone to Residential/Commercial Zone in respect of closed industries shall not be permitted unless NOC from Labour Commissioner, Maharashtra State, Mumbai stating that all legal dues have been paid to the workers or satisfactory arrangement between management and workers have been made, is obtained. Provided that where conversion has been permitted on the basis of this certificate, is granted by Labour Commissioner.
- d) The layout or sub division of such land admeasuring up to 2.00 Ha. shall be approved by the Commissioner, who will ensure that 5% land for public utilities and amenities like electric sub-station, bus-station, sub-post office, police out post and such other amenities, as may be considered necessary, will be provided therein.
- e) In such layouts or sub-divisions having area more than 2 ha. But less than 5 ha. 20% land shall be provided for public utilities and amenities like electric sub-section, bus station, sub post office, police out post, garden, playground, school, dispensary and such other amenities shall be provided.
- f) In such layout or sub-division each more than 5 Ha. in area, 25% of land for public utilities and amenities like electric sub-station, Bus station, sub post office, police outpost, garden, playground school, dispensary and such other amenities shall be provided. These areas will be in addition to the recreational space as required to be provided under these regulation.
- g) The required segregating distance as prescribed under these regulations shall be provided within such land intended to be used for residential or commercial purpose.
- h) Such residential or local commercial development shall be allowed within the permissible FSI of the nearby residential or commercial zone.
- i) Provision for public utilities and amenities shall be considered to be reservation in the Development Plan and transferable development rights as Regulation No.85 FSI of the same shall be available for utilisation on the remaining land.

j) Note:

- i) Conversion from Industrial zone to residential/commercial zone shall be applicable to the entire land holding and layout shall be approved for the entire land holding and not in part. Mixed user shall not allowed.
- ii) The existing reservation of Development Plan, if any, (within the percentage mentioned above, for public amenities and utilities) will be extinguished and they will be covered in new regulation
- iii) Out of the total area proposed to be utilised for residential development, 20% of the same shall be built for residential tenements having built area upto 50 sq.mtrs.

#### **Modification No.2 :-**

Following proviso is proposed to be added after regulation no.85(xiii)(b) as 85(xiii)(c).

However, such FSI on the receiving plots under prescribed regulation shall be allowed to 100% of the gross plot area without deducting the required public amenity space.

#### **Modification No. 3 :-**

New proviso No.Note 7(a) is proposed to be added to Note 7 given under Rule no.75(A) Table No.9

Note 7(a) - However the area of FSI computation shall be 90% of the net area (after deducting amenity area) in case of change of Industrial to Residential user as specified in regulation No. M.6.1(v).

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